

052.0

0003

0001.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

APPRaised:

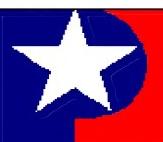
Total Card / Total Parcel
661,000 / 661,000

USE VALUE:

661,000 / 661,000

ASSESSED:

661,000 / 661,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		SUMMER ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	FOOD LINK INC	
Owner 2:		
Owner 3:		

Street 1:	17 BRATTLE ST UNIT 17
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	XENOS NICHOLAS G/ TRUSTEE -
Owner 2:	XENOS 108 SUMMER NOMINEE TRUST -

Street 1:	38 RIVERWOOD DR
Twn/City:	YORK

St/Prov:	ME
Postal:	03909

Cntry:	
Type:	

NARRATIVE DESCRIPTION

This parcel contains 5,752 Sq. Ft. of land mainly classified as Chari. Serv with a Store Building built about 1961, having primarily Conc. Block Exterior and 4773 Square Feet, with 4 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
957	Chari. Serv		5752	9,826 Sq. Ft.	Site			0	30.5	2.03	CA									356,125						356,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
957	5752.000	300,200	4,700	356,100	661,000		35946
							GIS Ref
							GIS Ref
							Insp Date
							08/02/18

PREVIOUS ASSESSMENT									Parcel ID	052.0-0003-0001.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	957	FV	300,200	4700	5,752.	350,300	655,200	655,200	Year End Roll	12/18/2019
2019	325	FV	284,200	4800	5,752.	326,900	615,900	615,900	Year End Roll	1/3/2019
2018	325	FV	282,300	4800	5,752.	291,900	579,000	579,000	Year End Roll	12/20/2017
2017	325	FV	282,300	4800	5,752.	256,900	544,000	544,000	Year End Roll	1/3/2017
2016	325	FV	282,300	4800	5,752.	192,700	479,800	479,800	Year End	1/4/2016
2015	325	FV	253,300	5000	5,752.	175,100	433,400	433,400	Year End Roll	12/11/2014
2014	325	FV	253,300	5000	5,752.	175,100	433,400	433,400	Year End Roll	12/16/2013
2013	325	FV	253,300	5000	5,752.	175,100	433,400	433,400		12/13/2012

SALES INFORMATION									TAX DISTRICT	PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif		Notes		
XENOS NICHOLAS	71880-198	1	11/14/2018	Involv Chari	1,000,434	No	No					
XENOS DANIEL A	53584-309		9/25/2009	Family		1	No	No	Katherine Xenos dod 5/6/2014			
XENOS DANIEL A/	52090-459		1/16/2009	Family		10	No	No				
XENOS DANIEL &	42483-554		4/12/2004	Family		10	No	No				
ALESSANDRINI N-	22505-278		10/16/1992			240,000	No	No	Y			

BUILDING PERMITS													ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment					Date	Result	By	Name			
6/30/2020	714	Heat App	38,000	C									4/17/2019	SQ Returned	JO	Jenny O			
2/20/2020	258	Renovate	1,289,000	O									8/2/2018	Meas/Inspect	PH	Patrick H			
7/16/2010	833	Re-Roof	12,950										3/10/2009	Meas/Inspect	197	PATRIOT			
6/24/2002	472	Re-Roof	15,900	C									4/25/2000	Meas/Inspect	197	PATRIOT			
3/16/1993	64	Sign	793	C									9/1/1989		PM	Peter M			
8/28/1992	404	Sign	200	C															

Sign: VERIFICATION OF VISIT NOT DATA / /

INTERIOR INFORMATION

Avg Ht/FL:	12	
Prim Int Wall:	1	- Drywall
Sec Int Wall:	5	- Minimal
		25 %
Partition:	T	- Typical
Prim Floors:	5	- Lino/Vinyl
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC: 50
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled: 0

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

FEATURE/CARD ITEMS										PARCEL ID		002.0 0000 000 1.0						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	1000	A	AV	1985	4.00	T	27.2	957			2,900			2,900
84	Sign-illum	D	Y	1	24	A	AV	1985	101.04	T	27.2	957			1,800			1,800

PARCEI ID 052.0-0003-0001



SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc.